

SEPP (Housing) 2021 Design Statement

Residential Flat Building

27 Addison Street, Shellharbour

Indiegre PTY LTD

Revision 1
1 February 2024

Ref: 23023

DESIGN VERIFICATION STATEMENT

Project: New Mixed Use Building
Client: Indiegre PTY LTD
Address: 27 Addison Street, Shellharbour

The Site

Zoning: Zone E1 – Local Centre
Area: 589.45m²
Title: Lot 1 in DP1294313

The Proposal

Gross Floor Area: 879m²
Floor space Ratio: 1.49:1
No of Apartments: 9 units

Car spaces: 16 (2 x retail)
Landscape Area: N/A
No of storeys: 4 plus 1.5 levels of Basement

Apartment Mix:

0	x studio
0	x 1 bed
6	x 2 bed
3	x 3 bed

Planning Instruments

The proposed development generally complies with *Shellharbour LEP 2013* and with the *Shellharbour DCP 2013*.

The proposed development complies with *State Environmental Planning Policy (Housing) 2021 (formerly SEPP No. 65 – Design Quality of Residential Apartment Development)* & *the Apartment Design Guide*.

SEPP (Housing) 2021 Design

The objectives of State Environmental Planning Policy (Housing) 2021 are to improve the design quality of residential flat development in New South Wales to ensure:-

- (a) sustainable housing in social and environmental terms, and
- (b) provide a long-term asset to the neighbourhood, and
- (c) achieve the urban planning policies for regional and local contexts.

A development application must, in accordance with Chapter 4, be accompanied by a design verification from a qualified designer, registered as an architect in accordance with the Architects Act, 1921.

As the registered architect (Registration No. 7344) and director of Couvaras Architects, designing and submitting the development application on behalf of our clients, I hereby verify that:

- (a) I have directed the design of the building, and
- (b) That the design quality principles set out in Schedule 9 of the SEPP have been achieved.
- (c) That the building meets the objectives in the Apartment Design Guide.

The design policies or principles are outlined in the attached document.



Peter Couvaras
Registered Architect #7344

SEPP (Housing) 2021 Considerations

The following is a consideration of the 9 Principles under Schedule 9 of SEPP (Housing) 2021.

1. Context + Neighbourhood Character

A thorough site analysis has been prepared and used to inform the design. The surrounding locality currently consists of a mix of single level commercial buildings, as well as 4 and 5 storey mixed use buildings. This Southern side of Addison Street from Mary Street in the west to Wentworth Street in the east is currently undergoing a transformation with recent completion of mixed use buildings and approval of unit buildings with street level commercial. Immediately adjoining the site to the East is a 2 storey commercial building currently leased by a gym and supermarket. This building contains a rebuilt heritage item. Immediately adjoining the site to the West is a Single storey heritage listed Victorian home, known as 'Windradene'.

The proposal has been designed to show consideration toward the current context, whilst also taking into consideration the desired future scale as envisaged by the planning controls. The two storey steel framed awning is consistent with adjoining street verandas and recently approved developments along this Southern side of Addison Street. White brickwork at the base of the building aims to provide a material connection to 'Windradene' and is consistent with the materiality of development along Addison Street at ground level.

2. Built Form + Scale

The careful articulation, material and colour consideration, alongside precise planning and building use dedication, results in a building that will suitably integrate with the desired scale of the locality.

The design of the proposal achieves an appropriate built form in terms of scale, proportions and building composition having regard to the height and FSR controls applying to the site and desired scale and massing of the locality.

The proposal incorporates significant articulation, architectural language and materials in the composition of the facades which serves to break up the visual scale and bulk of the development, visually reducing the apparent building mass. The development provides a contemporary building that will reinforce the desired future character of the area and enhance the amenity of the locality.

3. Density

The unit areas and proportions generally exceed the rules of thumb in the Apartment Design Guide, and provide a level of openness and amenity. Submitted plans show possible furniture layouts, proving to be space efficient.

4. Sustainability

Solar studies indicate that the units will receive the required daylight & sunlight for a building within the Shellharbour local government area. Majority of units are naturally cross ventilated.

A RWT has been proposed. Roof areas will allow solar collection systems to be installed in the future if required.

5. Landscape

Although not affected by a minimum landscaping control, thoughtful landscaping has been proposed at the front setback directly above the residential entry and on Level 1 podium to the communal open space to soften the hardscape and building. Planter boxes are located on levels 2 and 3 to create interest and drama with species selected to drape and soften the building to the side boundaries

6. Amenity

It is considered that the amenity of apartments is achieved under the Apartment Design Guide requirements for size, ventilation, day lighting, etc. The orientation of the building maximizes solar access, natural ventilation and extensive views of surrounding suburbs from upper levels. The rear 3 bed units are afforded expansive views to the south and to Bass Point Reserve, the existing gravel loader and the new marina breakwater.

7. Safety

The design provides a high level of safety and security, with clearly defined entries & exits, high levels of surveillance of public areas, and limited opportunities for concealment and surprise.

8. Housing Diversity and Social Interaction

The housing mix provides excellent opportunity for social interaction and diversity. The open breezeway between units and levels creates an opportunity of social connection and interaction between residents. The site is easily accessible to a range of services and facilities including public transport.

9. Aesthetics

Consideration to the aesthetics has been dealt with in “built form” above.

ADG CHECKLIST (ADG Rules of thumb – design criteria only)

3D-1(1) Communal Open Space is 25% of site area	A communal Open Space area of 87m ² has been provided – The proposed communal open space is well designed and provided adequate amenity for the residents. The residents of the proposed development are within walking distance of significant areas of public open space and foreshore.
3D-1(2) 50% direct sunlight to principal usable part of communal open space area for 2 hours in midwinter	50% received between 11am and 1pm. Refer to Shadow Diagrams - Complies
3E-1 Deep soil zones 7% of site area. Min dimensions apply to the following site areas: <650m ² = nil 650m ² – 1500m ² = 3m >1500m ² = 6m	0% of site area provided as deep soil landscaping in accordance with DCP & ARHSEPP.
3F-1 Building separations to habitable windows and balconies = 6m, 9m and 12m. Non-habitable = 3m, 4.5m, 6m	Building separation complies with DCP. Screening and highlight windows have been provided where ADG separations are not met.
3J-1 Parking for sites within 800m of railway or light-rail stop in Sydney Metro Area, or on land zoned (or land within 400m of land zoned) B3, Commercial Core or B4 shall meet the minimum requirements of Guide to Traffic Generating Developments or Council's controls, whichever is less.	Generally complies with council DCP. The site is afforded large public carparks that service the area.
4A-1(1) Min 70% units receive 3 hours sunlight between 9 and 3 in mid-winter.	Complies. 8/9 (88%)
4A-1(3) Max 15% apartments receive no sunlight between 9 and 3 in mid-winter.	Complies. 0/9 (0%)
4B-3(1) Min 60% units naturally cross ventilated in first 9 storeys	Complies. 9/9 (100%)
4B-3(2) Overall depth of a cross-over or cross-through unit no more than 18m	Complies.
4C-1 Ceiling heights 2.7m habitable rooms 2.4m non-habitable rooms 3.3m ground floor and first floor levels in mixed use developments 1.8m at edge of attic room with a 30 deg minimum ceiling slope	Complies.
4D-1 Min internal floor areas: 2 bed = 70m ² 3 bed = 90m ²	Complies.
4D-2(1) Habitable room depths are no more than 2.5 x ceiling height	Complies.

4D-2(2) In open-plan layouts, max habitable room depth is 8m to window	Complies.
4D-3(1) Master bedrooms have a min area of 10m ² and other bedrooms 9m ² (excluding wardrobes)	Complies.
4D-3(2) Bedrooms have a min dimension of 3m (excluding wardrobes)	Complies.
4D-3(3) Living rooms or combined living/ dining rooms have a min. width of: <ul style="list-style-type: none"> • 4m for 2 & 3 bed units 	Complies.
4D-3(4) Widths of cross-over or cross-through units are at least 4m internally	Complies.
4E-1(1) Balcony areas and dimensions: <ul style="list-style-type: none"> • 3+ bed = 12m² and 2.4m min depth 	Complies.
4E-1(2) Ground level of podium units with private open space instead of balcony, must have a min area of 15m ² and min depth of 3m	Complies.
4F-1(1) Max 8 apartment entries off a circulation core on a single level	Complies.
4F-1(2) Max 40 units sharing a single lift – for buildings 10 storeys or more	N/A
4G-1 Storage is provided as follows: <ul style="list-style-type: none"> • 3+ bed = 10m³ • 2+ bed = 8m³ • 1+ bed = 6m³ Storage is in addition to kitchen, bathroom and bedroom. 50% required storage must be located in the apartment	Complies. Refer Sheet DA53– ‘ADG Compliance’